

1 BILL NO. Z-87-02-26 (AS AMENDED)

2 ZONING MAP ORDINANCE NO. Z-04-87

3 AN ORDINANCE amending the City of
4 Fort Wayne Zoning Map No. E-2.

5 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF
6 FORT WAYNE, INDIANA:

7 SECTION 1. That the area described as follows is
8 hereby designated a B-3-B (General Business) District under
9 the terms of Chapter 33 of the Code of the City of Fort
10 Wayne, Indiana of 1974:

11
12 Part of the Northeast Quarter of Section 7, Township 30
13 North, Range 12 East, in the City of Fort Wayne, Allen
County, Indiana, more particularly described as follows
to wit:

14 Commencing at the point of intersection of the
15 centerline of Illinois Road with the East line of said
16 Northeast Quarter; thence S 89 degrees 46 minutes W
17 (bearings in this description are based on the Indiana
18 State Highway Commission bearing for Illinois Road), on
19 and along said centerline, a distance of 53.5 feet;
20 thence S 00 degrees 04 minutes E and parallel to the
21 East line of said Northeast Quarter, a distance of 65.0
22 feet to a point on the South right-of-way line of said
23 Illinois Road, said right-of-way line having been
24 established by S Proj. 387 (5), 1963 of the State of
25 Indiana, said point being the true point of beginning;
26 thence S 89 degrees 46 minutes W, on and along said
27 South right-of-way line, a distance of 131.65 feet;
28 thence S 84 degrees 03 minutes 22 seconds W, continuing
29 along said South right-of-way line a distance of 100.50
30 feet; thence S 89 degrees 46 minutes W, continuing
31 along said South right-of-way line, a distance of 73.8
32 feet; thence S 00 degrees 04 minutes E and parallel to
the East line of said Northeast Quarter, a distance of
393.0 feet; thence S 89 degrees 46 minutes W and
parallel to the centerline of said Illinois Road, a
distance of 80.0 feet; thence S 00 degrees 04 minutes E
and parallel to said East line, a distance of 20.0
feet; thence N 89 degrees 46 minutes E and parallel to
the centerline of Illinois Road, a distance of 438.92
feet to a point on the East line of said Northeast
Quarter; thence N 00 degrees 04 minutes W on and along
said East line, a distance of 20.0 to a point situated
468.0 feet, S 00 degrees 04 minutes E from the point of
intersection of the centerline of Illinois Road with
said East line; thence S 89 degrees 46 minutes W and
parallel to said centerline, a distance of 53.5 feet;
thence N 00 degrees 04 minutes W and parallel to said
East line, a distance of 403.0 feet to the true point
of beginning, containing 2.999 acres of land, subject
to all easements of record.

1 and the symbols of the City of Fort Wayne Zoning Map No. E-
2 2, as established by Section 11 of Chapter 33 of the Code of
3 the City of Fort Wayne, Indiana are hereby changed
4 accordingly.

5 SECTION 2. That this Ordinance shall be in full force
6 and effect from and after its passage and approval by the
7 Mayor.

8 *Janet G. Bradbury*
9

10 COUNCILMEMBER

11 APPROVED AS TO FORM AND LEGALITY:

12 BRUCE O. BOXBERGER, CITY ATTORNEY
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FOX RIVER BOND

25% COTTON

1 BILL NO. Z-87-02-26

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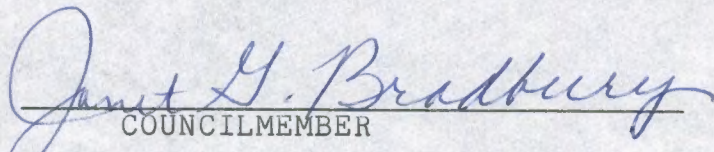
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16 centerline of Illinois Road with the East line of said
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18 (bearings in this description are based on the Indiana
19 State Highway Commission bearing for Illinois Road), on
20 and along said centerline, a distance of 53.5 feet;
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22 East line of said Northeast Quarter, a distance of 65.0
23 feet to a point on the South right-of-way line of said
24 Illinois Road, said right-of-way line having been
25 established by S Proj. 387 (5), 1963 of the State of
26 Indiana, said point being the true point of beginning;
27 thence S 89 degrees 46 minutes W, on and along said
28 South right-of-way line, a distance of 131.65 feet;
29 thence S 84 degrees 03 minutes 22 seconds W, continuing
along said South right-of-way line a distance of 100.50
feet; thence S 89 degrees 46 minutes W, continuing
along said South right-of-way line, a distance of 73.8
feet; thence S 00 degrees 04 minutes E and parallel to
the East line of said Northeast Quarter, a distance of
393.0 feet; thence S 89 degrees 46 minutes W and
parallel to the centerline of said Illinois Road, a
distance of 80.0 feet; thence S 00 degrees 04 minutes E
and parallel to said East line, a distance of 260.8
feet; thence N 89 degrees 46 minutes E and parallel to
said centerline, a distance of 385.42 feet; thence N 00
degrees 04 minutes W and parallel to said East line, a
distance of 663.8 feet to the true point of beginning,
containing 5.105 acres of land, subject to all
easements of record.

30 and the symbols of the City of Fort Wayne Zoning Map No. E-
31 2, as established by Section 11 of Chapter 33 of the Code of
32 the City of Fort Wayne, Indiana are hereby changed

1 accordingly.

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4 Mayor.

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FOX RIVER BOND
25% COTTON

Read the first time in full and on motion by Bradbury
seconded by Redd, and duly adopted, read the second time
by title and referred to the Committee Regulations (and the C
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wa
Indiana, on _____, the _____ day of
_____, 19____, at _____ o'clock _____.M.,

DATE: 2-24-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Bradbury
seconded by Redd, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 4-14-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 3-04-87
on the 14th day of April, 1987

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 15th day of April, 1987
at the hour of 11:30 o'clock A..M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 20th day of April
1987, at the hour of 10 o'clock P..M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

RECEIPT

COMMUNITY DEVELOPMENT & PLANNING

No 1168

FT. WAYNE, IND.,

1987

RECEIVED FROM

Stinger, Giffen, Thent & Co

\$

50.00

THE SUM OF

Fifty

100

DOLLARS

ON ACCOUNT OF

RE-zoning

5300 Illinois Rd

AUTHORIZED SIGNATURE

RECEIPT NO. _____

THIS IS TO BE FILED IN DUPLICATE

DATE FILED _____

INTENDED USE _____

I/We Ewing-Adams, Inc.

(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne Indiana, by reclassifying from a/an R-1 District to a/an B-3B District the property described as follows:

See attached Certificate of Survey and Legal Description

(Legal Description) If additional space is needed, use reverse side.

ADDRESS OF PROPERTY IS TO BE INCLUDED: 5200 Illinois Road

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

Ewing-Adams, Inc.

BY: Glen W. Adams, President

Clayton L. Adams, Secretary
(Name)

5221 ILLINOIS ROAD
10145 N Gundy Rd Room 101
(Address)

Glen W. Adams
Clayton L. Adams
(Signature)

(If additional space is needed, use reverse side.)

Legal Description checked by _____
(OFFICE USE ONLY)

NOTE FOLLOWING RULES

All requests for deferrals, continuances, withdrawals, or request that the ordinance be taken under advisement shall be filed in writing and be submitted to the City Plan Commission prior to the legal notice pertaining to the ordinance being sent to the newspaper for legal publication. If the request for deferral continuance or request that ordinances be taken under advisement is received prior to the publication of the legal ad being published the head of the Plan Commission staff shall not put the matter on the agenda for the meeting at which it was to be considered. The Plan Commission staff will not accept request from petitioners for deferrals, continuances, withdrawals, or requests that an ordinance be taken under advisement, after the legal notice of said ordinance is forwarded to the newspaper for legal publication but shall schedule the matter for hearing before the City Plan Commission. (FILING FEE \$50.00)

Name and address of the preparer, attorney or agent.

Gary L. Trent
(Name)

Sturges, Griffin Trent & Co., Inc.
202 West Berry Suite 610
(Address & Zip Code)
Fort Wayne, IN 46802

424-8448
(Telephone Number)

COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning & Zoning and (CITY PLAN COMMISSION) / Room #830, City-County Building, One Main Street, Fort Wayne, IN 46802 (PHONE: 219/427-1140).

Applicants, Property owners and preparer shall be notified of the Public Hearing approximately ten (10) days prior to the meeting.

Legal Description of property to be rezoned.

Owners of Property

GLENN W ADAMS	5221 ILLINOIS RD.	<i>Glenn W Adams</i>
Clayton L. Adams	10145 N. Gundy Rd. Roanoke, Va.	<i>Clayton L. Adams</i>
(Name)	(Address)	(Signature)

NOTE: All checks are to be made payable to: CITY OF FORT WAYNE

This form is to be filed in duplicate.

NOTICE:

FILING OF THIS APPLICATION GRANTS THE CITY OF FORT WAYNE PERMISSION TO POST "OFFICIAL NOTICE" ON THE PETITIONED PROPERTY.

FAILURE TO POST, OR TO MAINTAIN POSTING CAN PREVENT THE PUBLIC HEARING FROM BEING HELD.

RECEIPT NO. _____

DATE FILED _____

INTENDED USE Auto Dealership

THIS IS TO BE FILED IN DUPLICATE

I/We HUNTER PROPERTIES, INC. and EWING-ADAMS, INC.*
(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne
Indiana, by reclassifying from a/an R-1 District to a/an B-3B**
District the property described as follows:

See attached Certificate of Survey and legal description.

* Ewing-Adams, Inc. petition filed separately.
** limited to auto dealership B-3B use only.

(Legal Description) If additional space is needed, use reverse side.

ADDRESS OF PROPERTY IS TO BE INCLUDED: 5300 Illinois Road, Fort Wayne, Indiana

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one
percentum (51%) or more of the property described in this petition.

HUNTER PROPERTIES, INC.

Donna Hunter, PRES 915 S. LAFAYETTE ST.

(Name)

(Address)

(Signature)

(If additional space is needed, use reverse side.)

Legal Description checked by _____
(OFFICE USE ONLY)

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Name and address of the preparer, attorney or agent.

110 West Berry Street
2000 Fort Wayne Bank Bldg.
Fort Wayne, Indiana 46802

VINCENT J. HEINY
(Name)

(Address & Zip Code)

(219) 424-2000
(Telephone Number)

COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning & Zoning
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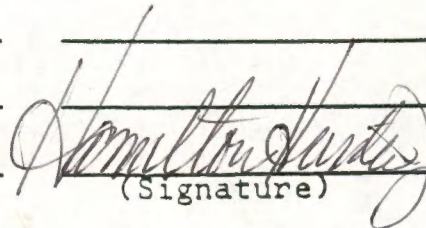
See attached Certificate of Survey and legal description.

Owners of Property

HUNTER PROPERTIES, INC.

BY: HAMILTON W. HUNTER, JR., Pres.
(Name)

915 South Lafayette Street
Fort Wayne, Indiana
(Address)


(Signature)

NOTE: All checks are to be made payable to: CITY OF FORT WAYNE

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ZOHRAB K. TAZIAN, P.E. & L.S.
C. DUANE EMBURY, P.E. & L.S.
JOHN C. SAUER, L.S.
SAM L. FAUST, L.S.

zktazian

ASSOCIATES, INC.
345 WEST WAYNE STREET
SUITE 202
FORT WAYNE, INDIANA 46802
PHONES: 219/424-3232
219/426-0003



CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of Allen County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated.

DESCRIPTION OF REAL ESTATE

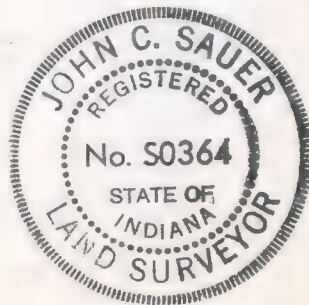
Part of the Northeast Quarter of Section 7, Township 30 North, Range 12 East, in the City of Fort Wayne, Allen County, Indiana, more particularly described as follows, to wit:

Commencing at the point of intersection of the centerline of Illinois Road with the East line of said Northeast Quarter; thence S 89°-46' W (bearings in this description are based on the Indiana State Highway Commission bearing for Illinois Road), on and along said centerline, a distance of 53.5 feet; thence S 00°-04' E and parallel to the East line of said Northeast Quarter, a distance of 65.0 feet to a point on the South right-of-way line of said Illinois Road, said right-of-way line having been established by S Proj. 387 (5), 1963 of the State of Indiana, said point being the true point of beginning; thence S 89°-46' W, on and along said South right-of-way line, a distance of 131.65 feet; thence S 84°-03'-22" W, continuing along said South right-of-way line, a distance of 100.50 feet; thence S 89°-46' W, continuing along said South right-of-way line, a distance of 73.8 feet; thence S 00°-04' E and parallel to the East line of said Northeast Quarter, a distance of 393.0 feet; thence S 89°-46' W and parallel to the centerline of said Illinois Road, a distance of 80.0 feet; thence S 00°-04' E and parallel to said East line, a distance of 260.8 feet; thence N 89°-46' E and parallel to said centerline, a distance of 385.42 feet; thence N 00°-04' W and parallel to said East line, a distance of 663.8 feet to the true point of beginning, containing 5.105 acres of land, subject to all easements of record.

This property is in Zone C according to Flood Insurance Rate Map 180003 0020 B, effective April 3, 1985.

I hereby certify on the 5th day of February, 19 87 that the above survey is correct.
Surveyed for: Chrysler Rezoning
Survey No.:

John C. Sauer



ZOHRAB K. TAZIAN, P.E. & L.S.
C. DUANE EMBURY, P.E. & L.S.
JOHN C. SAUER, L.S.
SAM L. FAUST, L.S.

zk tazian

ASSOCIATES, INC.
345 WEST WAYNE STREET
SUITE 202
FORT WAYNE, INDIANA 46802
PHONES 219/424-3232
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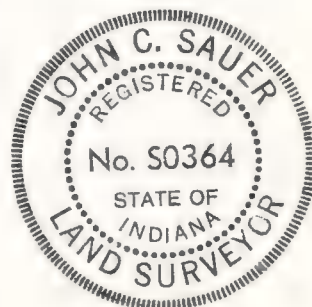
Amended legal

I hereby certify on the 27th day of February, 19 87 that the above survey is correct.

Surveyed for: Chrysler Realty

Survey No.: 2,999

J.C. Sauer



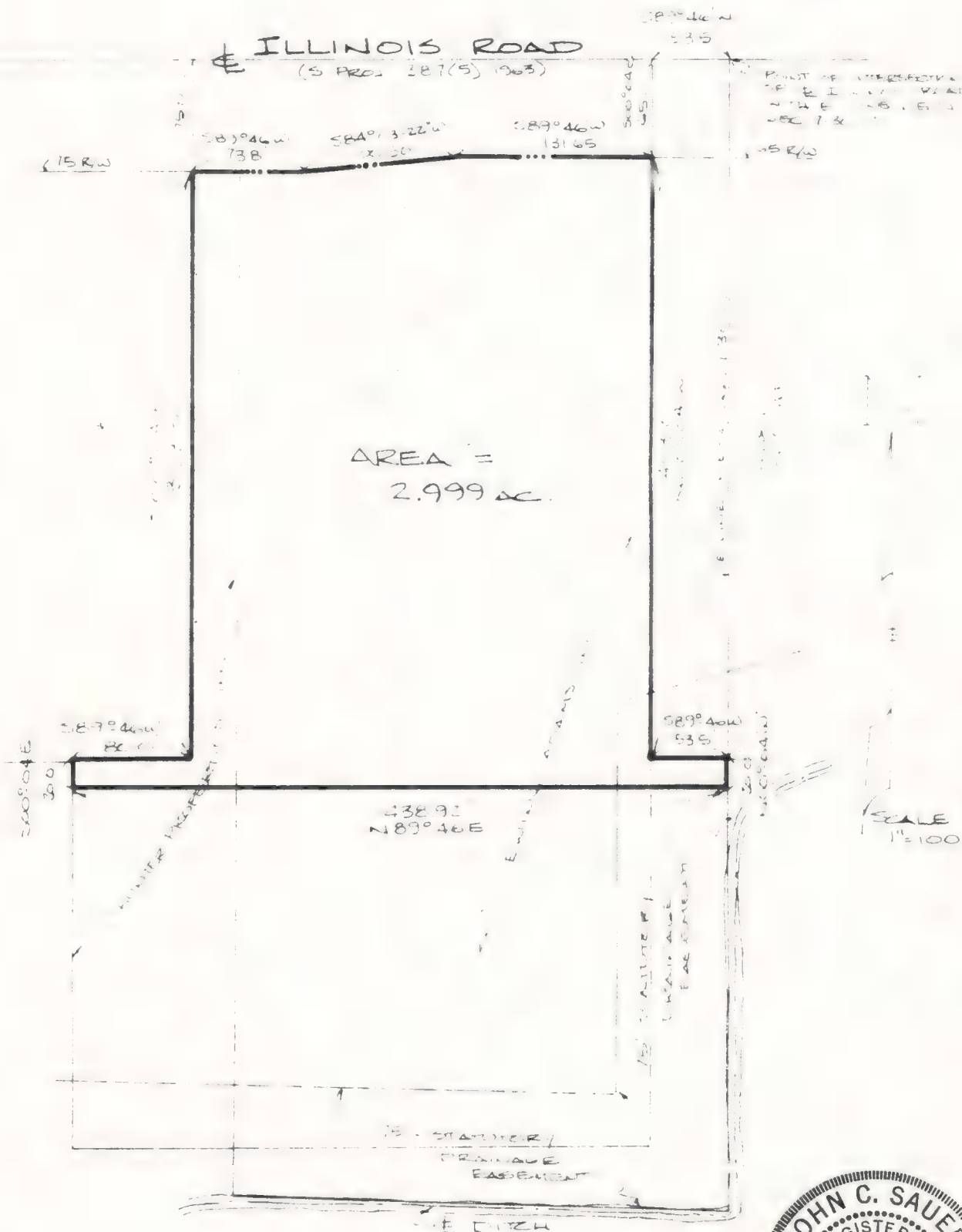
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SUITE 202
FORT WAYNE, INDIANA 46802
PHONES 219-424-3732
219-426-0003

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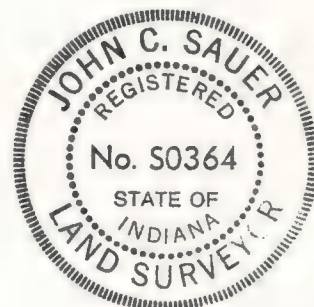
see page two for legal description.



I hereby certify on the 20th day of February, 1982 that the above survey is correct.

Surveyed for: Chrysler Realty

Survey No.: 10049



RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on February 24, 1987 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-87-02-26; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on February 23, 1987.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO PASS recommendation based on the Commission's following "Findings of Fact":

- (1) the grant will not be injurious to the public health, safety, morals, and general welfare of the community;
- (2) the use or value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner;
- (3) the need for the rezoning arises from some condition peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;
- (4) the strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the property for which the rezoning is sought; and,
- (5) the grant does not interfere substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held March 2, 1987.

Certified and signed this
23rd day of March 1987.



Robert Hutner
Secretary

ORIGINAL

Admn. Appr. _____

COUNCILMANIC DISTRICT No. _____

DIGEST SHEET

ORIGINAL

Zoning Ordinance Amendment

TITLE OF ORDINANCE _____

DEPARTMENT REQUESTING ORDINANCE _____

Land Use Management - CD&P

SYNOPSIS OF ORDINANCE _____

5300 Illinois Road

3-87-02-26

as amended

EFFECT OF PASSAGE _____

Property is presently zoned R-1 - Single Family Residential.

Property will become B-3-B - General Business District.

EFFECT OF NON-PASSAGE _____

Property will remain R-1 - Single Family Residential.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) _____

(ASSIGN TO COMMITTEE (J.N.) _____)

Division of Community Development & Planning

FACT SHEET

2-87-02-26

BILL NUMBER

BRIEF TITLE

Zoning Ordinance Amendment
From R-1 to B-3-B

APPROVAL DEADLINE

REASON

DETAILS

Specific Location and/or Address

5300 Illinois Road

Reason for Project

To establish a car dealership.

Discussion (Including relationship to other Council actions)

23 February 1987 - Public Hearing

Vince Heiny, attorney representing Chrysler Realty Corp the petitioners stated that Chrysler has an option to but this property on Illinois Road. He stated that they are requesting the B-3-B because they have reservations about relying on a B-1-B zoning with a Use Variance from the Board of Zoning Appeals. He stated the reservations are due to the size of the dealership and the large investment involved. He stated that directly across the street from this property are two auto dealerships and directly to the west is a B-1-B property which is an eye clinic, directly to the east is Ewing Nursery, which was recently zoned B-1-B. He stated that approximately 500 feet west is property zoned for an "auto mall" on the north side of Illinois and O'Daniel's Oldsmobile is approximately 600 feet to the west on the south side of Illinois. He stated they had reviewed staff comments and recommendations and no objections to them.

POSITIONS

RECOMMENDATIONS

Sponsor	City Plan Commission
Area Affected	City Wide Other Areas
Applicants/ Proponents	Applicant(s) Ewing-Adams, Inc. Hunter Properties, Inc. City Department Other
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	By <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For with revisions to conditions (See Details column for conditions)
CITY COUNCIL ACTIONS (For Council use only)	<input type="checkbox"/> Pass <input type="checkbox"/> Other <input type="checkbox"/> Pass (as amended) <input type="checkbox"/> Hold <input type="checkbox"/> Council Sub. <input type="checkbox"/> Do not pass

DETAILS

Jess Yoder questioned if the Lawrence Drain crossed this project.

Mr. Zorb Tazian, engineer, stated that it does on part of the east and south end of the property.

Mr. Yoder questioned if it were currently unimproved.

Mr. Tazian stated that it was.

Mr. Yoder questioned if they had met with Water Pollution Control on the proposed project.

Mr. Tazian stated they have discussed the drain over all, since they have been involved in 4 or 5 projects and they are aware of the Lawrence Drain situation and the problems. He stated however they do not have specifics on what they can do with this particular project. Mr. Tazian stated they have agreed to participate in the cost of the upgrading of the Lawrence Drain.

Edith Kenna questioned if the 40 foot right-of-way easement had been dealt with and when it would come into effect.

V.C. Seth stated that it has already been dealt with. He stated it will come into effect when the properties on either side are developed, but the easement is dedicated for the frontage road at this time.

Steve Smith questioned how this property

Project Start

Date 1/16/87

Projected Completion or Occupancy

Date 3/23/87

Fact Sheet Prepared by

Patricia Biancaniello

Reviewed by

Guy Batten
Reference or Case Number

Date

3/26/87

POLICY/ PROGRAM IMPACT

Policy or
Program
Change

☐

No

☐

Yes

Operational
Impact
Assessment

(This space for further discussion)

would handle its water runoff since the staff comments did not speak to the problem.

Wayne O'Brien stated that the actual site development will be handled through the commercial routing process. He stated they are requesting or requiring participation in the cost of improvements to the Lawrence Drain. He stated that if because of the geometric layout for the actual site development there is a surface water problem that would be addressed in the routing procedure by Water Pollution Control Engineering.

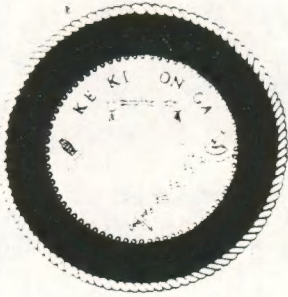
There was no one present who wished to speak in favor of or in opposition to the proposed rezoning.

2 March 1987 - Business Meeting

Motion was made to return the ordinance to the Common Council with a DO PASS recommendation subject to the attached conditions.

Of the 8 members present 7 voted in favor of approval one (1) did not vote.

NOTE: The attached conditions have been satisfied by a recordable document that has been approved by the Plan Commission attorney and signed by the petitioners.



The City of Fort Wayne

March 3, 1987

Mr. Vincent Heiny
2000 Fort Wayne National Bank Bldg.
Fort Wayne, Indiana 46802

RE: Bill #Z-87-02-26 (Illinois Road)

Dear Mr. Heiny:

The Fort Wayne Plan Commission reviewed the above referenced petition at their March 2, 1987 business meeting. It was their recommendation to 'Conditionally Approve' the petition, contingent upon the following:

1. This rezoning petition not exceed a depth of 498 feet from the centerline of Illinois Road (A revised legal description will be required).
2. Provide a 30 foot landscape screen along those lot lines that abut residential districts, excluding the south line of the perfected petition, as the parcel south of the south line will be used for vehicle parking, subject to BZA approvals.
3. The landscape screen shall be approved by CD&P prior to issuance of building permit. Such landscape screen must be implemented within one planting season after the issuance of the occupancy permit.
4. Improve Lawrence Drain in compliance with City design and provide an Agreement to maintain ditch within the property or adjacent property.
5. Petitioner is to provide a recorded document, in a form acceptable to the Commissions attorney, agreeing to the following:
 - a) Petitioner shall grant a 40 foot wide ingress/egress easement along the front of subject property, to be used as a frontage road;
 - b) Petitioner shall construct, and maintain, such frontage road to applicable City standards;

March 3, 1987

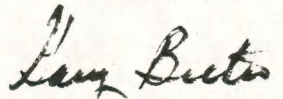
- c) Any driveways shall be subject to review and closure, by the owner, at the discretion of the Traffic Engineering Department;
 - d) Any obstructions, including sight, to the frontage road shall be removed at the owners expense.
6. Petitioner has volunteered the restriction of use to an auto dealership and associated accessory uses. Such restriction should be put in recordable form and approved by the staff's attorney prior to recording.
7. Use of the portion of the property to the south of the perfected south property line, may be subject to a BZA request to allow vehicle parking. We should suggest that the BZA require a 30 foot wide landscape buffer, to be approved by the Landscape Architect, around the perimeter of the parcel, and that a portion of the property that would align with Edenton Drive be dedicated for a future street right-of-way, thereby anticipating future residential development to the south and west.

All ordinances which are given a "DO PASS" recommendation by the City Plan Commission, upon conditions to be met by the petitioners or others seeking passage of the ordinance, shall be held by the City Plan Commission staff for a period of not more than six (6) months to allow the petitioners or others to satisfy the conditions required by the City Plan Commission.

In the event the said conditions are not satisfied within six (6) months from the date of the Plan Commission's decision to recommend "DO PASS" with conditions the petition will be returned to the City Plan Commission for its reconsideration and recommendation of DO NOT PASS to the City Council, if the Plan Commission determines at that time that such recommendation is proper under the circumstances existing at that time.

If there are any questions, please contact this office at 427-1140.

Sincerely yours,


Gary F. Baeten
Planner III

WEO/GFB/ff

cc: File (2)

hold for 4/14

BILL NO. Z-87-02-26 (as amended)

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS
REFERRED AN (ORDINANCE) (~~RESOLUTION~~) amending the City of Fort
Wayne Zoning Map No. E-2

HAVE HAD SAID (ORDINANCE) (~~RESOLUTION~~) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)
(~~RESOLUTION~~) No Pass

YES

NO

Janet G. Bradbury

JANET G. BRADBURY
CHAIRPERSON

Charles B. Redd

CHARLES B. REDD
VICE CHAIRMAN

Thomas C. Henry

THOMAS C. HENRY

Paul M. Burns

PAUL M. BURNS

Ben A. Eisbart

BEN A. EISBART

CONCURRED IN 4-14-87

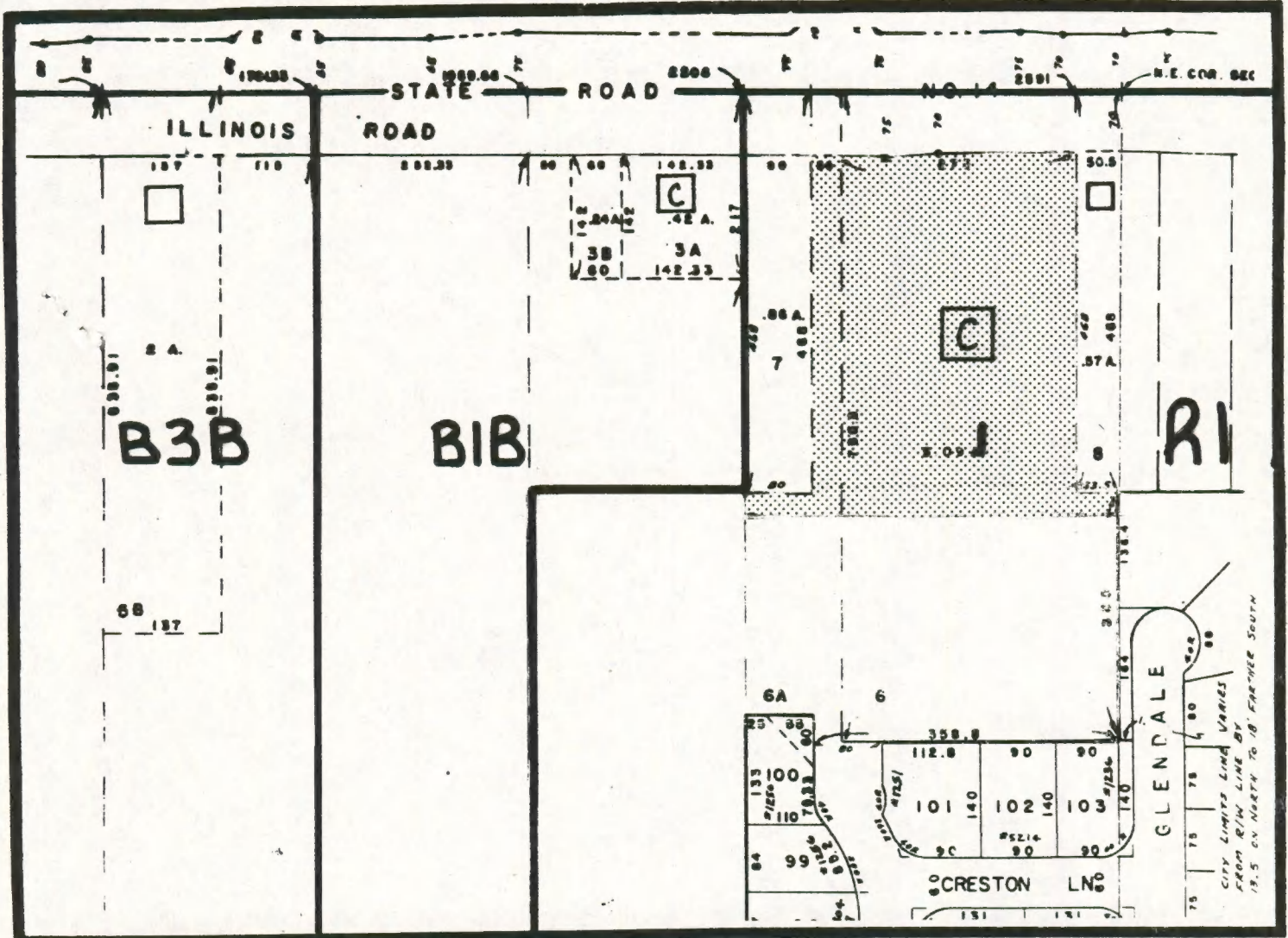
SANDRA E. KENNEDY
CITY CLERK

REZONING PETITION #250

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING THE DESCRIBED PROPERTY FROM AN R-1 DISTRICT TO A B-3-B DISTRICT.

MAP NO. E-2

COUNCILMANIC DISTRICT NO. 4



ZONING:

R1 RESIDENTIAL DISTRICT
BIB LIMITED BUSINESS 'B'
B3B GENERAL BUSINESS 'B'

LAND USE:

☐ SINGLE FAMILY
☒ COMMERCIAL

SCALE: 1"=200'

DATE: 1-29-87

